

**OTOE COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 17, 2019
496 5TH STREET
SYRACUSE CITY LIBRARY, SYRACUSE, NEBRASKA
7:00 P.M.**

Meeting called to order by Chairman Daniel Hodges: All hearings were published in the Nebraska City News Press. Meeting commenced at 7:04 P.M. and answering to roll call was: Daniel Hodges, Stephanie Shrader, Howard Bebout, and Cheri Wirthele. Absent were Richard Warner and William Umland. Other attendees of the meeting were Zoning Administrator Schmitz, Janet and Mike McDonald.

Chairman Hodges asked if there were any changes to the minutes of the July 18, 2019 meeting and if none, for a motion to approve. Bebout made the motion to approve, second by Wirthele, with Hodges, Bebout, Wirthele and Shrader voting aye. Minutes approved.

A Public Hearing was held to approve the vacation plat of the TMM Subdivision, a 3.00+- acre tract located in the North ½ of the N.W. ¼ of Section 27, T.8N, R.14E of the 6th P.M. as requested by Todd A. Moyer and Melinda M. Moyer. Site is located @ 603 South 66th Road. The \$ 50.00 subdivision fee was paid. Schmitz explained that the Moyer's wish to put the acreage back with the farm so that is the reason for the vacation plat. Schmitz will need to take the Mylar to Hodges to sign as The Moyer's couldn't sign it before the meeting. After some discussion, Chairman Hodges who asked for a motion to approve, motion made by Bebout, seconded by Shrader, with Hodges, Bebout, Wirthele and Shrader voting aye. Vacation Plat approved.

The vacation plat will now go to the County Commissioners for approval/denial on October 22, 2019, meeting commencing at 8:30 A.M at the Otoe County Courthouse County Courtroom.

OLD BUSINESS: Schmitz has received a new conditional use application for a cell tower for Verizon near Julian. This is the 3rd application for the site.

NEW BUSINESS: Schmitz brought forth Charles (Chuck) Cole's name for appointment to the Planning Commission. Charles was not present at the meeting but had filled out an application that he sent to the County Clerk. The Board thought it was a good idea because the county doesn't have a representative from the Otoe-Syracuse area.

DISCUSSION: Discussion was on a possible Airbnb or bed and breakfast on 20+- acres in the RR-1 District northeast of Palmyra on C Road. It is being operated as a short- term rental and is advertised as such online according to Janet and Mike McDonald, neighbors to the property. There is a caretaker about seven minutes away. Nobody lives there as required on our regulations but renting a house out is not probably illegal according to the Board. Janet McDonald handed out printouts as found online as well as a printout of L.B. # 57 which allows BNB's in villages and cities as approved by the legislature.

The McDonalds were not really making a complaint but there were a couple parties that got out of hand with the house getting thrashed inside. Schmitz feels like it is being run like a business but the Board did not think at this time any kind of letter should be sent to the owner. The McDonalds just wanted to bring this usage to the Planning Boards attention. The Board will have to study this as the new legislative session may approve these uses on county properties. Schmitz stated that he would bring this up to Keith Marvin, our zoning consultant at the NPZA meeting in Nebraska City in late October. Schmitz might ask the commissioners if any one of them wish to attend.

ADJOURN:

There being no further business, Chairman Hodges requested a motion to adjourn, with Shrader making the motion, second by Wirthele, with Hodges, Bebout, Shrader and Wirthele voting aye to adjourn.

Motion carried. Meeting adjourned at 8:00 P.M.

The next regularly scheduled meeting will be November 21, 2019 @ 7:00 P.M.

Minutes taken by Zoning Administrator Schmitz